WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150071939 DEEDWARR
Recvd: 08/25/15 11:45 2 pgs
Fees:13.00 Taxes:388.50
20150825-0085825

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Taylor Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'N STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ronald G. Rains and Patrick L. Rains	Ronald G. Rains and Patrick L. Rains	86-14A-133
(NAME)	(NAME)	
133 Thistle Lane	133 Thistle Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151633

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Michael Keith Gray, Ryan Gray, Kelsey Johnson and Amanda Beth Woodard, Sole Heirs at Law of Randal Gray, deceased , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Ronald G. Rains, married and Patrick L. Rains, unmarried as tenants in common, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Unit No. 133, on the Plan of Stage Two, Hermitage Meadows, as of record in Plat Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Randall Gray, unmarried by deed from Brenda J. Hess, dated February 28, 2008, of record in Instrument No. 20080310-0023720, Register's Office for Davidson County, Tennessee. The said Randall Gray having since died on May 13, 2015 and by Affidavit of Heirship of record in Instrument No. 20150825-0085824, Register's Office for Davidson County, Tennessee, the sole heirs at law of Randall Gray are Keith Gray, Beth Woodard, Ryan Gray and Kelsey Johnson.

This conveyeance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 5200, page 682, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Hermitage Meadows, of record in Book 6034, page 365 , said Register's Office; and (c) By-Laws of record in Book 6034 , Page 383, amended in Book 7660, page 612 and Instrument No. 20010327-0029002, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 133 Thistle Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of August, 2015

Michael Keith Gray
Michael Keith Gray

Ryan Gray By Michael Keith Gray his Attorney-in-Fact
Ryan Gray, By Michael Keith Gray his Attorney-in-Fact

Kelsey Johnson by Michael Keith Gray her Attorney-in-Fact
Kelsey Johnson by Michael Keith Gray her Attorney-in-Fact

Amanda Beth Woodard by Michael Keith Gray her Attorney-in-Fact
Amanda Beth Woodard by Michael Keith Gray her Attorney-in-Fact

STATE OF Tennessee)
County OF Wilson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Keith Gray the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of August, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Wilson)

Before me personally appeared Michael Keith Gray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ryan Gray, and who acknowledged that he/she executed the same as the free act and deed of Ryan Gray.

Witness my hand, at office, this 21st of August, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Wilson)

Before me personally appeared Michael Keith Gray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelsey Johnson, and who acknowledged that he/she executed the same as the free act and deed of Kelsey Johnson.

Witness my hand, at office, this 21st of August, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Wilson)

Before me personally appeared Michael Keith Gray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amanda Beth Woodard, and who acknowledged that he/she executed the same as the free act and deed of Amanda Beth Woodard.

Witness my hand, at office, this 21st of August, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY